

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Sadapuram Gram Panchayat (covered by the Master Plan of Adoni Municipality) – Certain variation to the Master Plan - Change of land use from (a) Public and Semi Public use zone (O to Z) (11.409 Acres) (b) General Commercial use zone (LMN) (0.322 Acres) in R.S.Nos.346/A, 347/A, 347/B and 353/1 of Sadapuram Gram Panchayat to a total extent of 14.13 Acres including deletion / re-alignment of road portions and (c) Commercial Pocket (P1,L,N,N1,Q1) is earmarked as Residential use zone and (d) 80 feet wide Master Plan road (P1-P2) is re-aligned along Q1-Q2 and the re-aligned portion is earmarked as Residential use (A1-A2) (0.99 cents) + A3-A4 (Ac.1.188 cents) = 2.178 Acres portion comes in the site under reference), (e) 60 feet wide Master Plan road (S1-S2) is deleted and the deleted portion of the road is earmarked as Residential use (Ac.0.22 cents) and to retain the Pocket marked as S1,S3,S4,S5 as Commercial Pocket and (f) 40 feet wide Master Plan road (A-C) is re-aligned along A-X1- Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 590

Dated the 25th September, 2009.

Read the following:-

1. G.O.Ms.No.761 MA., dated 31.8.1987.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.2620/2008/A, dated 19.11.2008.
3. Government Memo. No.18806/H1/2008-1, Municipal Administration and Urban Development Department, dated 3.1.2009.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.2620/2008/A, dated 9.6.2009.
5. Government Memo. No.18806/H1/2008-2, Municipal Administration and Urban Development Department, dated 7.7.2009.
6. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.2620/2008/A-I, dated 7.8.2009.
7. Government Memo. No.18806/H1/2008-3, Municipal Administration and Urban Development Department, dated 21.8.2009.
8. From the Commissioner of Printing, A.P., Extraordinary Gazette No.396, Part-I, dated 25.8.2009.
9. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.2620/2008/A, dated 16.9.2009.

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ORDER:

The draft variation to the Adoni General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.761 MA., dated 31.8.1987 was issued in Government Memo. No. 18806/H1/2008-3, Municipal Administration and Urban Development Department, dated 21.8.2009 and published in the Extraordinary issue of A.P. Gazette No. 396, Part-I, dated 25.8.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 16.9.2009 has stated that the Panchayat Secretary, Sadapuram Gram Panchayat has informed that the applicant has paid an amount of Rs.88,000/- (Rupees eighty eight thousand only) towards development charges as per G.O.Ms.No.158 MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.

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The Regional Deputy Director of Town Planning, Ananthapur.
The Panchayat Secretary, Sadapuram Gram Panchayat (covered by the Master Plan of Adoni Municipality), Kurnool District.

Copy to:

The individual through the Panchayat Secretary, Sadapuram Gram Panchayat (covered by the Master Plan of Adoni Municipality), Kurnool District.
The District Collector, Kurnool District.
The Private Secretary to Minister for MA&UD.
SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Adoni Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.396, Part-I, dated 25.8.2009 as required by clause (b) of the said section.

VARIATION

The site in R.S.Nos.346/A, 347/A, 347/B and 353/1 of Sadapuram Gram Panchayat (covered by the Master Plan of Adoni Municipality) the boundaries of which are as shown in the schedule below and which is earmarked for (a) Public and Semi Public use zone (O to Z) (11.409 Acres) (b) General Commercial use zone (LMN) (0.322 Acres) to a total extent of 14.13 Acres including deletion / re-alignment of road portions and (c) Commercial Pocket (P1,L,N,N1,Q1) as shown in the General Town Planning Scheme (Master Plan) of Adoni Town sanctioned in G.O.Ms.No.761 MA., dated 31.8.1987 is earmarked as Residential use and (d) 80 feet wide Master Plan road (P1-P2) is re-aligned along Q1-Q2 and the re-aligned portion is proposed to be earmarked as Residential use ((A1-A2) (0.99 cents) + A3-A4 (Ac.1.188 cents) = 2.178 Acres portion comes in the site under reference), (e) 60 feet wide Master Plan road (S1-S2) is deleted and the deleted portion of the road is earmarked as Residential use (Ac.0.22 cents) and also to retain the Pocket marked as S1,S3,S4,S5 as Commercial Pocket and (f) 40 feet wide Maser Plan road (A-C) is re-aligned along A-X1 by variation as shown in the revised part proposed land use map GTP No.7/2009/A, which is available in Municipal Office, Adoni Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use / re-alignment and deletion of roads are subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use / re-alignment and deletion of roads shall not be used as the proof of any title of the land.
5. The change of land use / re-alignment and deletion of roads are shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain necessary prior approval from the competent authority before commencing the development work.
8. Any other conditions as may be imposed by the competent authority.

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**SCHEDULE OF BOUNDARIES FOR THE SITE MARKED AS “O TO Z”
FROM PUBLIC & SEMI PUBLIC USE TO RESIDENTIAL USE (11.409 Acs.)**

NORTH	:	Land in Sy.Nos. 347 (P) & 352 (Residential use as per Master Plan)
EAST	:	Land in Sy.Nos. 347/C, 346/B (Public & Semi-Public use as per Master Plan)
SOUTH	:	Land in Sy.Nos. 346 (P), 353/2 (Re-aligned of 80'-0" wide Master Plan road)
WEST	:	Land in Sy.Nos. 346 (P), 353/1 (P) (Public & Semi-Public use & Residential use as per Master Plan)

**SCHEDULE OF BOUNDARIES FOR THE SITE MARKED AS “LMN”
FROM GENERAL COMMERCIAL USE TO RESIDENTIAL USE (0.322 Acs.)**

NORTH	:	Land in Sy.No. 353/1 (P) (Residential use as per Master Plan)
EAST	:	Land in Sy.No. 353/1 (P) (60'-0" wide Master Plan road)
SOUTH	:	Land in Sy.No. 353/2 (P) (Commercial use as per Master Plan road)
WEST	:	Land in Sy.No. 353/1 (P) (Residential use & Commercial use as per Master Plan)

**SCHEDULE OF BOUNDARIES FOR THE COMMERCIAL POCKET
AS MARKED AS “P1, L, N, N1, Q1” AND EARMARKED AS RESIDENTIAL USE ZONE.**

NORTH	:	Land in Sy.Nos. 353/2, 321 (60'-0" wide Master Plan road)
EAST	:	Land in Sy.Nos. 354, 320, 321 (80'-0" wide re-aligned R&B road)
SOUTH	:	Land in Sy.Nos. 357, 355 (60'-0" wide Master Plan road)
WEST	:	Land in Sy.Nos. 357, 354, 353 (80'-0" wide Master Plan road)

**SCHEDULE OF BOUNDARIES FOR THE 80' - 0" WIDE MASTER PLAN ROAD MARKED AS
“P1 P2” TO BE RE-ALIGNED ALONG “Q1 Q2” AND EARMARKED AS RESIDENTIAL USE
(A1-A2 (0.99) + A3-A4 (1.188) = 2.178 Acs.)**

NORTH	:	Land in Sy.Nos.354 (P), 353 (P), 352 (P), 347 (P) (Residential use as per Master Plan)
EAST	:	Land in Sy.No.347 (100'-0" wide Master Plan road as per Master Plan)
SOUTH	:	Land in Sy.Nos.354 (P), 353 (P), 346 (P), 347 (P) (Partly General Commercial use and partly Public & Semi Public use as per Master Plan)
WEST	:	Land in Sy.Nos.347 (P) & 354 (P) (Residential land use & Primary School (Public & Semi Public use) as per the Master Plan)

SCHEDULE OF BOUNDARIES FOR THE 60’-0” WIDE MASTER PLAN ROAD MARKED AS “S1 & S2” TO BE DELETED AND EARMARKED AS RESIDENTIAL USE ZONE (AC. 0.22) AND RETAINED THE SITE MARKED AS “S1, S3, S4, S5” AS COMMERCIAL POCKET.

NORTH	:	Land in Sy.Nos.353/2, 321 (Public & Semi Public use as per Master Plan)
EAST	:	Land in Sy.No. 321 (60’-0” wide Master Plan road)
SOUTH	:	Land in Sy.Nos.353/2, 321 (General Commercial use as per Master Plan)
WEST	:	Land in Sy.No.353/1 (80’-0” wide Master Plan road)

SCHEDULE OF BOUNDARIES FOR THE 40’-0” WIDE MASTER PLAN ROAD MARKED AS “A-C” TO BE RE-ALIGNED ALONG “A-X1”

NORTH	:	Land in Sy.No. 347 (Residential use as per Master Plan)
EAST	:	Land in Sy.No. 347 (80’-0” wide Master Plan road)
SOUTH	:	Land in Sy.No. 347 (Residential use as per Master Plan)
WEST	:	Land in Sy.No. 348 (40’-0” wide Master Plan road)

Dr.C.V.S.K.SARMA,
 PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER